

1 MINUTES OF THE

2  
3 September 21, 2006 Meeting of the

4  
5 Easton Planning & Zoning Commission

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7 Members Present: John Atwood, Chairman, and members Linda Cheezum, Dan Swann,  
8 and Tom Moore.

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10 Members Absent: Steve Periconi.

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12 Staff Present: Tom Hamilton, Town Planner and Lynn Thomas, Long Range Planner.  
13 Zach Smith, Current Planner, and Stacie Rice, Planning Secretary.

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15 Staff Absent: None.

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17 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at  
18 1:00 p.m. The first order of business was the approval of the minutes of the Commission's  
19 meeting of August 17, 2006. Upon motion of Mr. Swann, seconded by Mr. Moore, the  
20 Commission voted 4-0 to approve the August minutes.

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22 The first item on the agenda was **601 S. Washington Street** requesting a sketch  
23 subdivision review for four (4) residential lots. The applicant's agent, Bill Stagg, explained  
24 that the existing site is 1.29 acres and is improved with a single family dwelling. The owner  
25 would like to demolish the house and create three instead of four building lots. They have  
26 discussed their proposal with the neighbors and agreed to cut one lot out. Therefore, the  
27 application was withdrawn and will be resubmitted at a later date.

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29 The next item was **Lots 19 -35 Clay Street** requesting PRD review for ten (10)  
30 single family attached units, and sketch subdivision review for a ten (10) lot subdivision. The  
31 applicant's agent, Bill Stagg explained that the request is for a Planned Redevelopment  
32 subdivision under the infill provisions of the PR overlay district. There are three existing  
33 structures on the property, which would be replaced with ten attached units, with each unit  
34 on its own lot. Proposed parking is off of Tile Lane, an alley to the west of the and parallel  
35 to Clay Street. Miles Circo of Habitat for Humanity explained that five of the units will go  
36 to Habitat families, and the other five will be reviewed by the affordable housing committee.  
37 Lauren Dianich of Atelier 11 displayed a model of the project and discussed the architecture.  
38 Upon motion of Mr. Moore, seconded by Mr. Swann the Commission voted 4-0 to approve  
39 the planned redevelopment infill subdivision.

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41 The next item discussed was **100 Peachblossom Road** requesting sketch site plan  
42 review for a 6,792 square foot addition. Bill Stagg, of Lane Engineering, and Joanne Baker  
43 of Torchio Architects were present to speak on the application. Mr. Stagg explained that the  
44 added space will be used for administrative offices and a 75 seat sanctuary. Proposed  
45 parking is based on the Town's standards. Due to the location of the addition, some parking  
46 spaces will be lost. They are proposing 85 new parking spaces. They are not proposing any  
47 additional signage. Joanne Baker explained that the addition will be one story. The design  
48 of the addition and proposed materials are in keeping with the existing structure. One  
49 neighbor objected to the location of the parking and suggested the parking lot be relocated  
50 where the existing playground is located. Upon motion of Mrs. Cheezum, seconded by Mr.  
51 Moore the Commission voted 3-0 to approve the sketch site plan and forward a favorable  
52 recommendation to the Board of Zoning Appeals.

6 The next item was from staff concerning **5 S. Park Street**. Mr. Smith explained that  
7 the site was zoned commercial but was also within the PRD. The owner of the property  
8 would like to convert an existing commercial use into a residential use using the provision of  
9 the PRD. Upon motion of Mr. Moore, seconded by Mr. Swann the Commission voted 4-0  
10 to forward a favorable recommendation to the Board of Zoning Appeals to use property as a  
11 single family house.  
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13 There being no further business the meeting was adjourned at 3:25 p.m. by motion  
14 of Mr. Swann, seconded by Mrs. Cheezum.  
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16  
17 Respectfully submitted,  
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21 Stacie S. Rice  
22 Planning & Zoning Secretary  
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